

BORG DWELLING ON FIFTH AVE. IS SOLD

Judge Gary Is Reported to Be Buyer of House Adjacent to His.

One of Fifth avenue's fine dwellings passed to new hands yesterday after an ownership of twenty years. The property is the four story and basement brownstone front house at 855, adjoining the home of Judge Elbert H. Gary, at the south corner of East Sixty-seventh street. The dwelling, which is on a plot 40x100 feet, has the greatest frontage of any other dwelling on the block, except the Haverley home at the north corner of East Sixty-sixth street. Myron C. and Sydney S. Borg, executors for the estate of Mrs. Simon Borg, decided to part with the property and placed it in the hands of Pease & Elliman, fixing the price at \$200,000. The deal was closed by the brokers yesterday, but the new owner's name was withheld for the present. The transaction was for cash and it is believed that close to the asking price was obtained. The dwelling was bought from Mrs. De Barro, widow of a former President of the National Twenty years ago through John N. Golding. Mrs. Borg died ten years ago, and since then the house has been rented. Perry Belmont, Joseph B. Baldwin, Jr., and William E. Corey occupied it for a time. Nicholas C. Partos, president of the Portola Manufacturing Company, is the present tenant. He has a lease on the premises until October.

The Borg dwelling is a substantial structure and is adjoined on the south by the home of Mrs. George G. Mason, who acquired it in 1912, furnished, for about \$30,000, from R. Livingston Beckman. Mr. Mason, who is a nephew of the late James Henry Smith, inherited the property at Fifth avenue and Sixty-eighth street, which he later sold to Harry Payne Whitney. Col. Oliver H. Payne occupied the next house, at 853, which was sold by Grace Gertrude Dickinson to Mrs. H. O. Haverley as a present to her son Horace in June, 1911. Mrs. Dickinson acquired the property a year previous from the estate of George A. Kidd. Elbert H. Gary came into possession of the Sixty-seventh street corner and completed there one of the finest homes in the city. It is understood that he is the buyer of the Borg dwelling.

20,857 WORK FOR STATE.

Each Gets an Average of \$1,000 a Year in Salary.

During a discussion last week on the State budget Chairman Sage of the Finance Committee announced that there is an army of 20,857 employees in the State service and that the average salary for each of these workers was \$1,000. Included in this army is every one from the Governor down to the messengers in the various departments of the State Government. At this rate the salary roll of the State is \$20,857,000 a year. The information developed during the discussion on the proposal to increase the State's force of workers 1,237 and increase the salary of many of those in the State's employ. The increase in salary and the creating of new places are opposed by real estate men who see in the proposed large tax levies. The Advisory Council of Real Estate Interests in a statement on the matter said that it thought this a most opportune time to revise the entire list of State employees with a view to abolishing or consolidating positions where functions have become obsolete or are practically suspended during the war. For instance, there has been little construction on State highways during the past season and the large canal is nearing completion, both of which would indicate that there would be considerable reduction in overhead expenses. Many employees might be transferred to the Federal pay roll to the advantage of the nation and with resulting saving to taxpayers.

FAR ROCKAWAY PLOT BUYER.

S. Bernard has sold to P. E. Rapelle a plot, 80x100 feet, on the east side of West End avenue, 100 feet north of Washington avenue, Far Rockaway.

UNFURNISHED APARTMENTS TO LET.

Unfurnished apartments to let.

Studio Apartments

One Hundred Central Park South, S.W. Corner 59th St. & 6th Ave.

NEW 14-Story Fireproof Building of unusually high character. Centrally located and convenient to the leading Clubs, Hotels, Theatres, Restaurants, Grand Central and Pennsylvania Depots, etc.

Every possible requirement of bachelors and small families is here provided for—Suites of 2 and 3 rooms and bath. Larger Suites Easily Arranged.

North Light Studios Suitable for Artists.

Duplex Apartments of 6 Rooms and Baths on the Upper Floors.

Restaurant on Main Floor Will Serve Meals in Apartment if Desired.

JOHN J. HEARN, Pres.

Office: 1036 6th Ave., Cor. 58th.

Phone Plaza—9299.

REAL ESTATE FOR SALE—QUEENS.

REAL ESTATE FOR SALE—QUEENS.

Write for Booklet "B."

Sage Foundation Home Co.

Forest Hills Gardens

15 MINUTES FROM PENN. STATION

The six detached houses just completed for sale in Parkway Circle, have 4 rooms and 3 baths each. Situated by a garden wall they form a semicircle around a tastefully planted plot. This whole group has the quiet distinctive charm characteristic of the English class.

47 West 54th St., New York

Forest Hills Long Island

LONG ISLAND REAL ESTATE FOR SALE

SALES AGENT

wanted for City Suburban Realty Development. Large tract, close in, electric, train, improvements. Any usual attractions to home owners, moderate restrictions, low prices, quick sales.

Owner will contract liberally with building agency that can finance energetic campaign. C. D. M. Box 50.

BAKER GROWELL

Specialist in Real Estate Properties

COLGATE & CO. BUYS BIG NEWARK SITE

20 Acre Tract on Bay Front to Be Improved With Great Manufacturing Plant.

Colgate & Co. of Jersey City, manufacturers of soap and perfume, have bought from the Land Filling and Improvement Company a tract of twenty acres fronting on Newark Bay. The deal was consummated by Joseph P. Day and Frank J. Hook of Newark. The property is in the Meadow section and not far from the Newark Port Terminal. The Land Filling and Improvement Company, a corporation owned by Dailey & Irvine, New York contractors, acquired the property many years ago and filled the land with ashes and other materials obtained from New York city. The filling has been going on for many years, so that the land is well above the general elevation of filled ground. Colgate & Co. will improve the site with an enormous plant.

The railroad facilities are unusually good on the property, as the tracks of the Central Railroad Company of New Jersey run through it. The possibility of shipping by steamer is also excellent, as a twenty-one foot channel through Newark Bay and the Passaic River is almost at the exterior line of the property recently acquired by Colgate & Co.

SEVERE AND EARLY TEST.

1018's Absorbing Power to Be Disclosed by Grossman Auction.

The offering of the Martin Grossman properties on January 8 will be an early test of the ability of next year's auction market to absorb improved property in built-up sections of Manhattan and The Bronx. The property, as has been announced, will be sold for the executors of the Grossman estate by the St. Morganthau Jr. Company. The half dozen properties in the offering are the accumulations of many years of judicious investing on the part of a business man whose success was built on sagacity, which without doubt did not desert him when he entered the real estate investment field.

The properties to be sold include Liederkrantz Hall at 31 to 35 East Fourth street, 191 and 193 Canal street, 30 and 32 Clinton street, 97 to 103 Attorney street, 2157 Crotona avenue and 3762 and 3764 Park avenue.

The character of the property is such as should appeal to investors, speculators and builders. There are business buildings, theatres, flats and dwellings in the offering.

BROOKLYN ESTATE AUCTION.

Six Houses and Two Lots to Be Sold for Geyer Estate.

Properties of the estate of Anna T. Geyer will be sold at auction on January 15 by the Jere Johnson Jr. Company, by order of the Title Guarantee & Trust Company, executors, in the Brooklyn Real Estate Exchange, 189 Montague street. The parcels to be sold are 534, 536 and 538 Bergen street, between Carlton and Vanderbilt avenues, three story brick dwellings; 455 Waverley avenue, near Gates avenue, a three story brick dwelling; 133 Bainbridge street, between Lewis and Stuyvesant avenues, a three story brown stone dwelling; 369 Morton street, between Tompkins and Throop avenues, a two story frame dwelling; and two lots at Laurelton in the Borough of Queens.

TO SELL MERCHANT'S REALTY.

Midtown Building Fully Rented to Be Sold at Auction.

The seven story lot building at 26 West Twenty-second street will be sold at auction sale at the Real Estate Exchange, Salesroom by Samuel Marx, auctioneer, on January 25.

The property is owned by the Bamberger Stern Company, Importers, Mr. Stern died in 1911, leaving a large estate to be divided among his relatives and this property is now to be sold to settle his estate.

The building is now occupied by woolen merchants and manufacturers and is fully rented.

UNFURNISHED APARTMENTS TO LET.

Unfurnished apartments to let.

FACTORY SITES

On Deep Water With Railroad Facilities

Property located midway between Newark and Jersey City, N. J., fronting on the Passaic and Hackensack Rivers, in the heart of the

World's Greatest Labor Market

crossed by

FOUR RAILROADS

and their branches, sidings from which can be obtained:

Pennsylvania R. R. Del., Lack. & West. R. R.

Central R. R. of N. J. Erie Railroad

Newark Bay and Passaic River Channels up to the property 20 ft. at low tide.

The following concerns have recently bought locations in the property and buildings are now in the course of construction:

UNITED STATES STEEL CORP. FORD MOTOR COMPANY, Automobiles THOMAS A. EDISON CO., Inc. LEXINGTON CO., Inc. H. KOPPEL COMPANY, By-Product Coke Ovens MARTIN DENNIS COMPANY, Chemicals F. L. LAMORELLE, MECHANICAL ENGINEER NORTH AMERICAN COPPER CO., Metal Goods WHITE FARM COMPANY, Farm Buildings JAMES H. RHODES & CO.

31 Nassau St., New York City.

Telephone 744 Cort.

Real Estate at Auction.

SEND TO DAY

for full particulars of the MARTIN GROSSMAN ESTATE

PARTITION AUCTION SALE

By order of GEORGE J. GROSSMAN, Executors and TRUSTEES

191-193 Canal St.

2 1/2 story basement business Bldg., with electric elevator, size 50x100.

80-82 Clinton St. and 97 to 103 Attorney St.

Theatre, Stores, Lodge Rooms and Dwellings; size 50x100 on Clinton st. and 50x100 on Attorney st.

86-88 Clinton St.

5 story Flat and Stores and Loft Buildings, with electric elevator, size 50x100.

31-33-35 East 4th St.

4 story Moving Picture Theatre, suitable for theatre, with entrance and exit to Cooper square, size 75x112.

3,762-64 Park Av., Bronx

2 1/2 story Frame Dwellings, size 40x120.

2,157 Crotona Av., Bronx

New Law Apartment, 4 story and basement size 30x125.

60 C. may remain on

TUESDAY, JAN. 8, 1918.

At Exchange Salesroom, 14 Vesey St.

NOTE—We will present a handsome gift to the person who makes the highest bid in the auction of these properties.

1918. Estimate must be received at our office on or before Jan. 15. Only one bid will be made right after sale. Send for full particulars.

MORGENTHAU JR. AUCTIONEERS

25 PINE STREET

JERE JOHNSON JR. CO.

Real Estate Auctioneers

192 Montague St., Brooklyn, Tel. Main 1234.

NEW YORK REAL ESTATE FOR SALE.

YOUR PRESENT RENT MONEY

And a Little Cash Down Buys This

Price \$10,000. Plot 100x100 ft. Seven spacious rooms and tiled bath; large cool verandas, beautiful grounds; in select, well maintained, near lake, golf, country clubs, churches and schools. EASY TO FURNISH. E. A. SCHWARTZ, REALTY FOR IMMEDIATE OCCUPANCY. F. D. WORCESTER, 7 Maiden Lane, N.Y.C. Tel. 121-CORT.

HOUSES BUYERS chance for \$5,000—A seven room attractive home worth \$15,000—easy distance to train line—plot on one of the best streets; very high, only two years old; hardwood floors, steam heat, modern bath, electric light, convenient to R. R. station and schools; a few hundred dollars down, balance on terms less than rent elsewhere. OWNER, Post Office Box 529, New York City.

FREE BOOK OF FLORIDA FACTS

Own your own orange grove in beautiful Fruitland Park. A few cents a day you now waste will buy it for you. A few dollars a month may provide you with a life income. Schmitzer sold his twenty acre grove here for \$10,000—two thousand an acre. He saw the same opportunity that offered you and planned a grove. Result—he reaped a small fortune. You have the same chance but you must act now. Write TODAY for Free Book of Actual Photographs, Florida Facts and the interesting story of a Fruitland Park Land. Learn of crops that help you buy it. Address today, Lake County Land Owners' Association, 212 Sunset Way, Fruitland Park, Florida.

WESTCHESTER REAL ESTATE FOR SALE.

345 Acre Farm \$7,500

With Stock, Tools, Crops

Wire-fenced, 60-cow pasture; tillage cutting 80 to 100 tons hay besides potatoes, corn and grain; 1000 bushels of apples, 1000 bushels of pears, 1000 bushels of peaches, 1000 bushels of cherries, 1000 bushels of plums, 1000 bushels of apricots, 1000 bushels of nectarines, 1000 bushels of figs, 1000 bushels of grapes, 1000 bushels of raisins, 1000 bushels of currants, 1000 bushels of strawberries, 1000 bushels of raspberries, 1000 bushels of blackberries, 1000 bushels of blueberries, 1000 bushels of cranberries, 1000 bushels of huckleberries, 1000 bushels of elderberries, 1000 bushels of mulberries, 1000 bushels of persimmons, 1000 bushels of chestnuts, 1000 bushels of walnuts, 1000 bushels of pecans, 1000 bushels of almonds, 1000 bushels of hazelnuts, 1000 bushels of chestnuts, 1000 bushels of walnuts, 1000 bushels of pecans, 1000 bushels of almonds, 1000 bushels of hazelnuts.

Wm. A. White & Sons

Established 1868

46 Cedar Street

Telephone John 5700

REAL ESTATE.

In Selecting

Your Investments

for 1918 include at least one Real Estate investment. A few dollars a month will buy you a home in the downtown section. This should appeal to a discriminating investor, looking for a safe investment yielding a large return.

Wm. A. White & Sons

Established 1868

46 Cedar Street

Telephone John 5700

REAL ESTATE.

CHARLES S. KOHLER

Real Estate and Insurance

Established 1887

901 Columbus Ave., Cor. 104th St.

1428 St. Nicholas Ave., Near 181st St., New York.

BUILDINGS, STORES, LOFTS TO LET

WM. H. WHITING & CO.

41 PARK ROW Tel. 5900 CORT.

DEGNON TERMINAL

FACTORY SITES FOR SALE

IN LONG ISLAND CITY

Telephone Hunterspoint 4569.

FLORIDA

FOR RENT.

Florida Fruit and Vegetable House to Rent. One on Biscayne Bay with launch. THE BLISS PROPERTIES, INC., 302 13th Street, Miami, Florida.

REAL ESTATE WANTED.

OWNERS of Commercial Water Fronts, Factories, Warehouse, Warehouse desiring to sell or lease should communicate with Fred A. Corbin, Specialist, 10 Wall St. Tel. Director 812.

REAL ESTATE.

LAWRENCE B. ELLIMAN O. DE LANCEY COSTER
W. ALBERT PEASE, JR. FRANCIS S. BANCROFT
ROBERT A. GRANNISS, JR. JOHN P. MEACHER
SAMUEL J. TANKOOS JOHN CHASE
EDWARD C. OHL LEE T. SMITH
LANSING P. WOOD

Pease & Elliman

165 340 MADISON AVE., 55
West 72d St. Near 43d Street Liberty Street
Tel. 6200 Murray Hill

Real Estate and Insurance

Money to Loan on Mortgage

Appraisals and Management

of Property Our Specialty.

Country Property for Sale or Rent

REMEMBER

We are experts in the economical operation of large buildings. On our staff are mechanical engineers, experts on power plants. This service is free. We ask no more for our services than the agent who works "By rule of thumb."

Over 300 buildings are under our management now. Every month we add to that number. We give owners the most expert, efficient and economical service obtainable.

SINCE AUGUST 15TH, 1917, WE HAVE SOLD DOWNTOWN REAL ESTATE VALUED AT OVER \$12,000,000.

Chas. F. Noyes Co.

Real Estate

Telephone, 2000 John 92 William Street

THE BEST KNOWN BUILDING

In or Out of Town Is

THE FLATIRON

Restaurant Space for Rent

MUCH OF THE EQUIPMENT IS ALREADY INSTALLED

Apply

U. S. REALTY AND IMPROVEMENT COMPANY

BLAINE EWING, Agent

On Premises Tel.—Gramercy 2100

Business Building Brokers

Fred'k Fox & Co.

Mercantile Properties in All Boroughs for Sale and to Rent

Main Office

14 West 40th Street

Phone 540 Vanderbilt.

Opposite N. Y. Public Library.

Branch Office

793 Broadway

Phone 2510 Stuyvesant.

Opposite Grace Church.

ESTABLISHED JULY, 1847

Bryan L. Kennelly

(INCORPORATED)

REAL ESTATE AUCTIONEER,

BROKER AND APPRAISER

Agent for all the desirable properties in Westchester County, Greenwich, and adjoining towns in Connecticut.

156 Broadway

Telephone Cortlandt 1537

New York

"On this Spot Since 1835"

SPECIALISTS IN THE CHELSEA SECTION

FIREPROOF LOFTS BUSINESS PROPERTIES

GROUND FLOOR SHOPS AND STORES

WILL BUILD OR ALTER TO SUIT TENANT

James N. Wells' Sons

(JAMES P. EADIE)

Since 1835 at 191 Ninth Avenue (22d Street)

Telephone—5265-5266 Chelsea.

REAL ESTATE

DUROSS

TEL. CHELSEA 2377

155 West 14th St.—156 Broadway

1800 CARM and your present monthly rental will buy your home at Mahwah, New Jersey, and Larchmont, New York. COUNTY HOME LEASING, 40 West 22 Street, Tel. 9895 Madison Square.

ARE YOU GOING WEST?

Spokane home, lots of acreage; trade for Eastern property. L. P. box 112 Bur office.

Agent-Broker-Appraiser

Established 1896.

REAL ESTATE

INSURANCE

SAMUEL H. MARTIN

SPECIALIST IN MANAGEMENT

1074 Broadway

S. E. Cor. 97th St.

Telephone 895-897 Columbus.

REAL ESTATE.

FREDERICK BROWN

Real Estate Operator

ASTOR HOUSE BUILDING

Bought and Sold

OVER \$16,000,000

Worth of REAL ESTATE During 1917

Telephone

4932 Barclay

217 Broadway

New York

NEW YORK

30 Nassau Street

(Mutual Life Building)

TELEPHONE 3670 JOHN

3 East 35th Street

UPTOWN OFFICE

TELEPHONE 860 MURRAY HILL

NEW YORK

ESTABLISHED 1879

WILLIAM P. RAE COMPANY

Real Estate

AUCTIONEERS APPRAISERS

Brooklyn Main Office - 192 Montague Street

OUR office maintains a record transfer

system and we are fully equipped to

make appraisals of Real Estate throughout

Greater New York.